



King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name: Area 90 – Northeastern Rural King County

Last Physical Inspection: 1997

Sales - Improved Analysis Summary:

Number of Sales: 49

Range of Sale Dates: 1/97 thru 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$15,200	\$67,500	\$82,700	\$97,800	84.6%	21.32%
1999 Value	\$18,400	\$76,200	\$94,600	\$97,800	96.7%	21.37%
Change	+\$3,200	+\$8,700	+\$11,900	N/A	+12.2	+0.05*
%Change	+21.1%	+12.9%	+14.4%	N/A	+14.4%	+0.23%*

*COV is a measure of uniformity, the lower the number, the better the uniformity. The COV is little changed from 1998 to 1999 assessments.

Sales used in Analysis: All sales of single family residences (or cabins) on residential lots which were verified as, or appeared to be, market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, multi-building sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$14,900	\$55,300	\$70,200
1999 Value	\$18,100	\$62,200	\$80,300
Percent Change	+21.5%	+12.5%	+14.4%

Number of improved single family home (or cabin) parcels in the population: 551.

Mobile Home Update: There was only 1 usable sale of Mobile Home parcels in the area, not enough for separate analysis in this case. There are about 42 Real Property Mobile Home parcels in the population. Mobile Home parcels (total assessed value) are adjusted by +15.0% (rounded down), the same formula as applied to other residential properties.

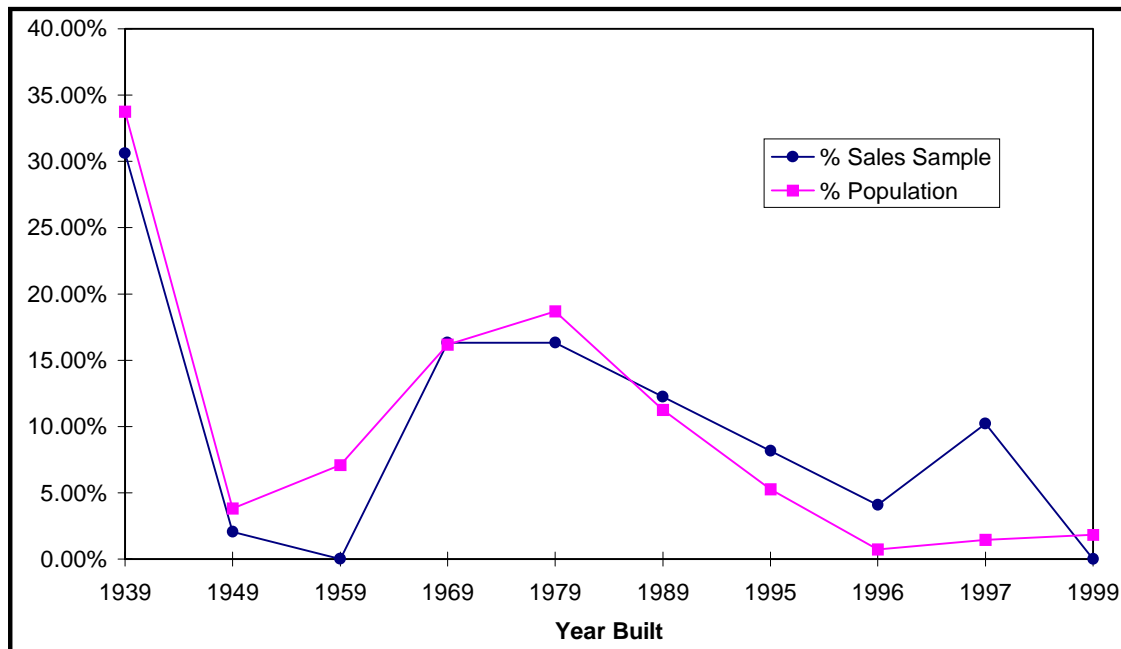
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics which might be used in the model such as grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. However, the very small sales sample precludes adjustments by the various categories. A single adjustment is applied to all improved properties in the area. Taking into account all the variables per IAAO, this adjustment will improve assessment levels. Physical inspection/revaluation of the area is recommended as soon as possible.

The Annual Update Values described in this report improve assessment levels and have no significant impact on uniformity and equity in the area. The recommendation is to post those values for the 1999 assessment roll.

Comparison of Sales Sample and Population Data Year Built

Year Built	Frequency	% Sales Sample
1939	15	30.61%
1949	1	2.04%
1959	0	0.00%
1969	8	16.33%
1979	8	16.33%
1989	6	12.24%
1995	4	8.16%
1996	2	4.08%
1997	5	10.20%
1999	0	0.00%
		49

Year Built	Frequency	% Population
1939	186	33.76%
1949	21	3.81%
1959	39	7.08%
1969	89	16.15%
1979	103	18.69%
1989	62	11.25%
1995	29	5.26%
1996	4	0.73%
1997	8	1.45%
1999	10	1.81%
		551

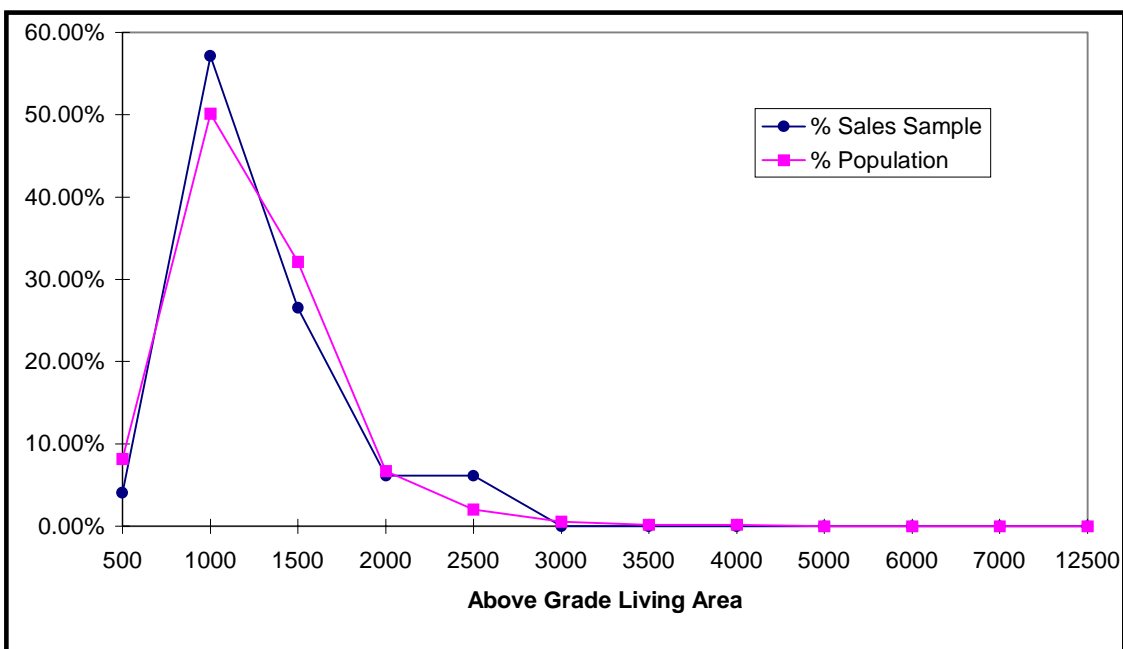


Newer houses (after 1990) are over-represented. 1950's houses are not represented. There are too few sales in this area to adjust values by category (stratification).

Comparison of Sales Sample and Population Data Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	2	4.08%
1000	28	57.14%
1500	13	26.53%
2000	3	6.12%
2500	3	6.12%
3000	0	0.00%
3500	0	0.00%
4000	0	0.00%
5000	0	0.00%
6000	0	0.00%
7000	0	0.00%
12500	0	0.00%
		49

Population		
Above Gr Living	Frequency	% Population
500	45	8.17%
1000	276	50.09%
1500	177	32.12%
2000	37	6.72%
2500	11	2.00%
3000	3	0.54%
3500	1	0.18%
4000	1	0.18%
5000	0	0.00%
6000	0	0.00%
7000	0	0.00%
12500	0	0.00%
		551

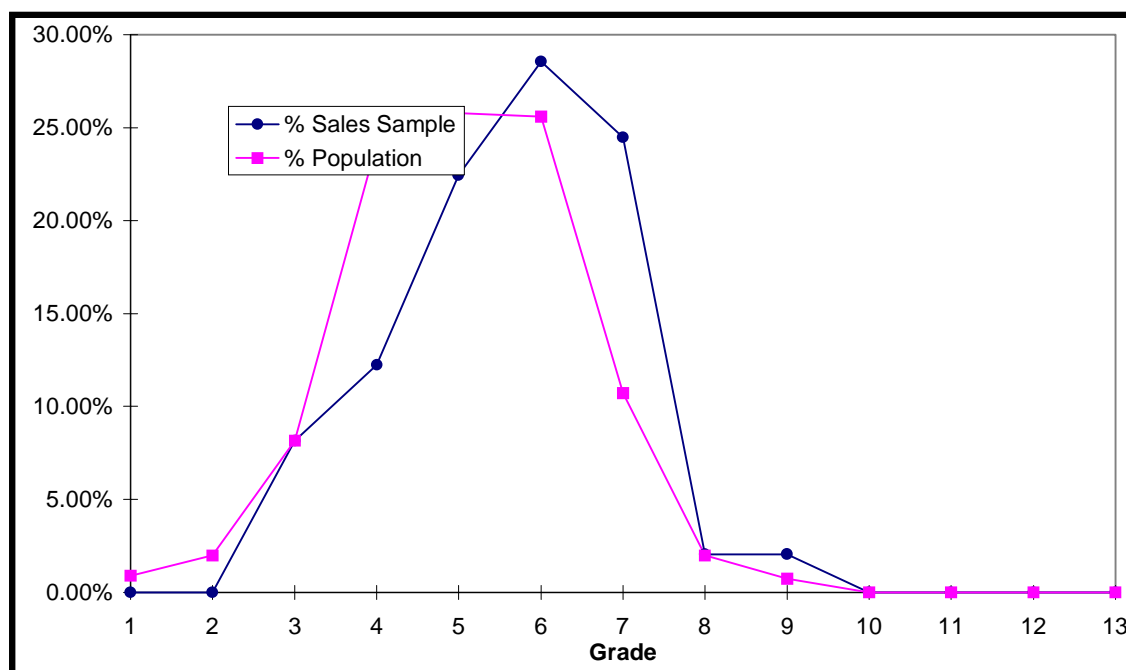


There are too few sales in this area to adjust values by category.

Comparison of Sales Sample and Population Data Building Grade

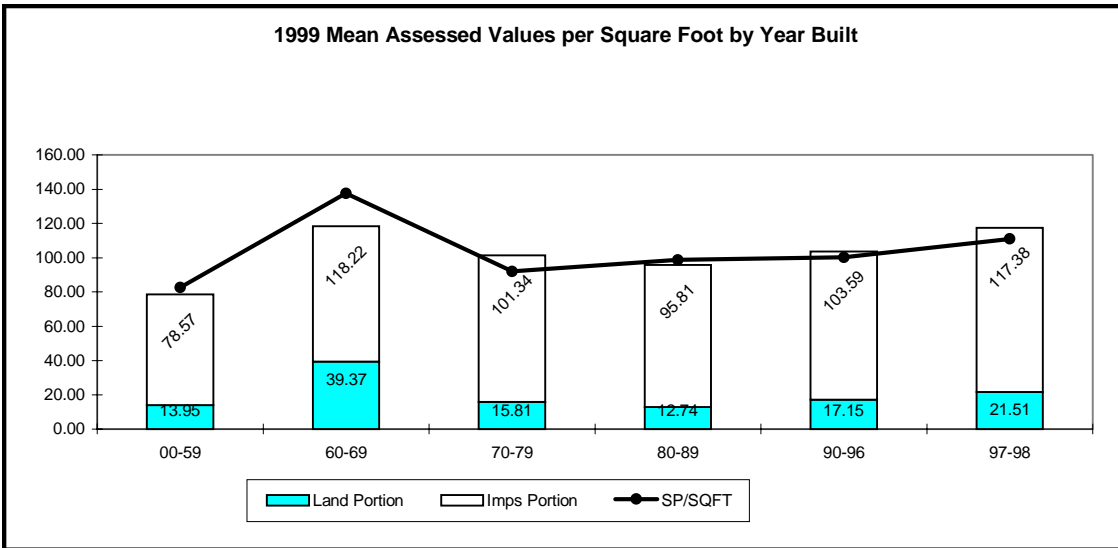
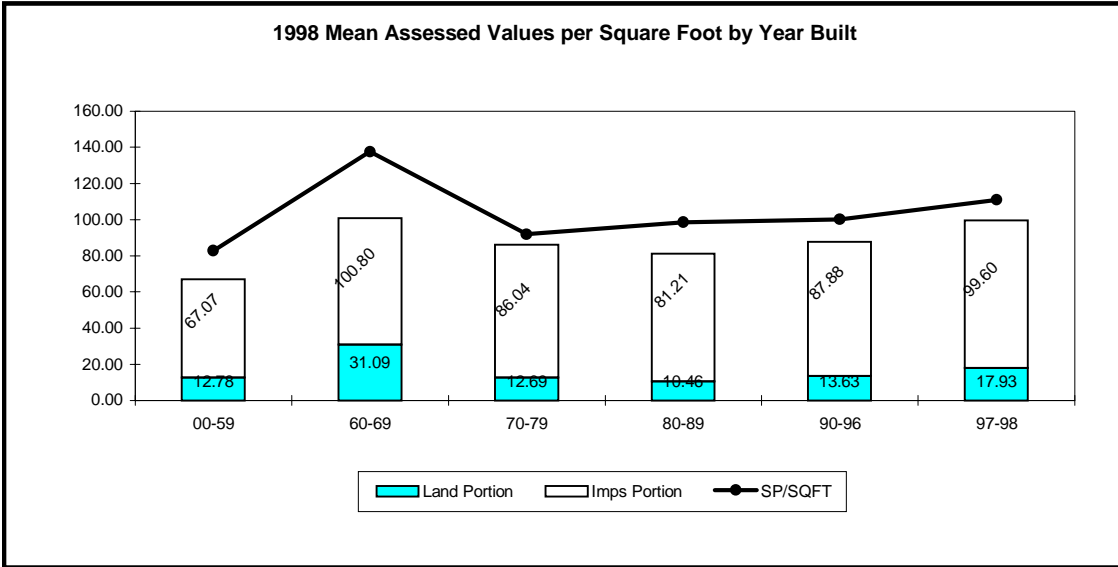
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	4	8.16%
4	6	12.24%
5	11	22.45%
6	14	28.57%
7	12	24.49%
8	1	2.04%
9	1	2.04%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
49		

Population		
Grade	Frequency	% Population
1	5	0.91%
2	11	2.00%
3	45	8.17%
4	133	24.14%
5	142	25.77%
6	141	25.59%
7	59	10.71%
8	11	2.00%
9	4	0.73%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
551		



There are too few sales in this area to adjust values by category.

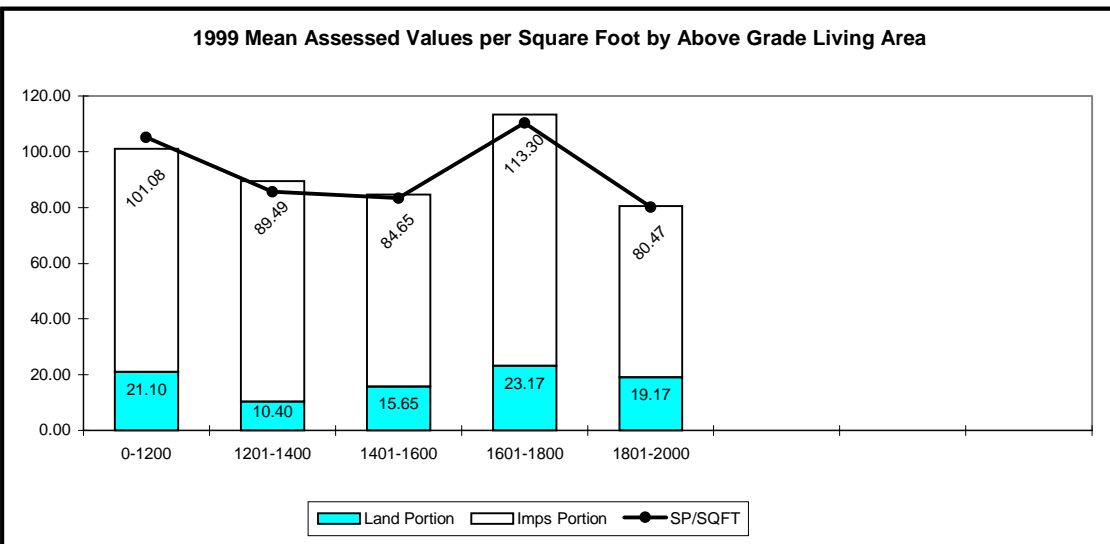
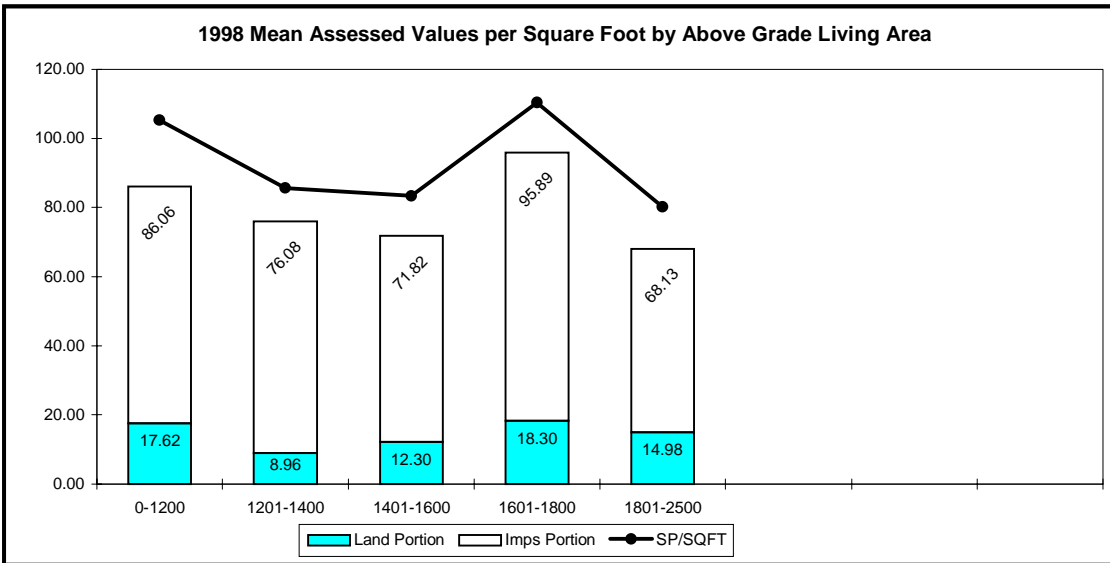
Comparison of Dollars per Square Foot Above Grade Living Area By Year Built



These charts show the significant improvement in assessment level by year built as a result of applying the 1999 recommended values. There are too few sales in each category for reliable indications of true mean values.

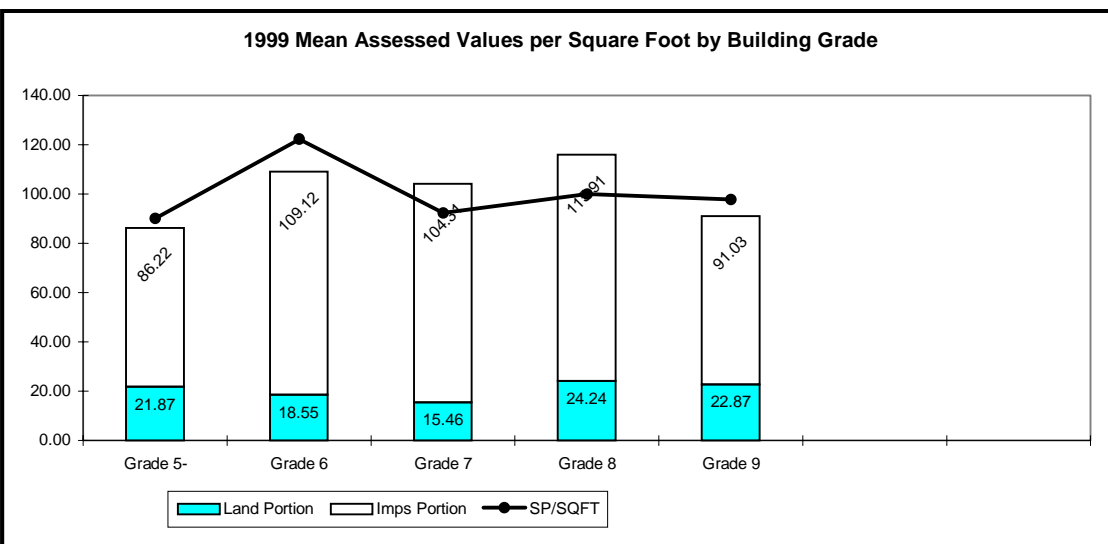
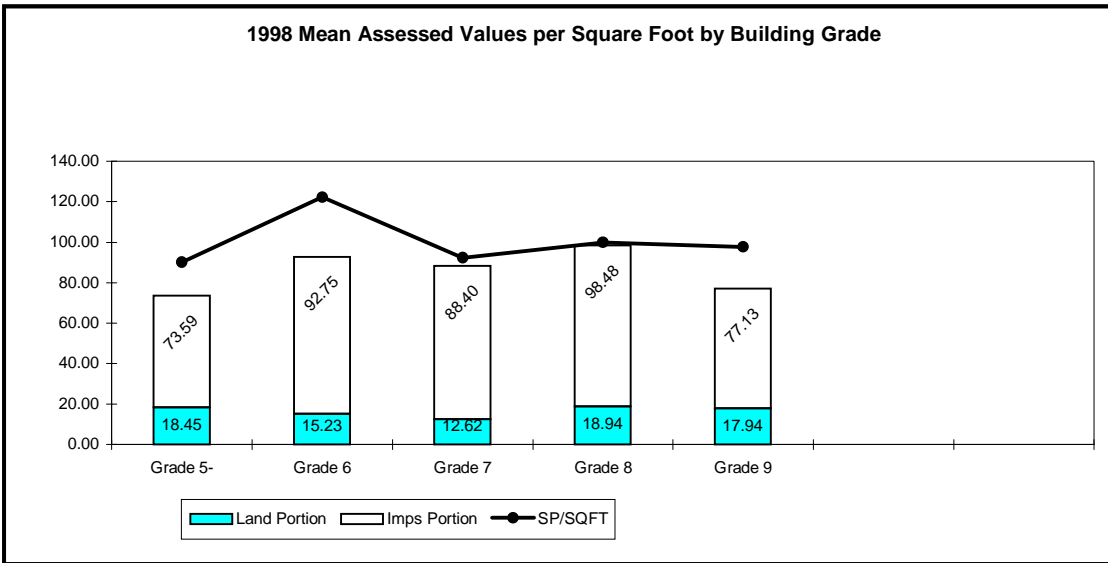
The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of Dollars per Square Foot Above Grade Living Area By Above Grade Living Area



These charts clearly show a significant improvement in assessment level by above grade living area as a result of applying the 1999 recommended values. There are too few sales in each category for reliable indications of true mean values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of Dollars per Square Foot Above Grade Living Area By Building Grade



These charts clearly show a significant improvement in assessment level by building grade as a result of applying the 1999 recommended values. There are too few sales in each category for reliable indications of true mean values. The values shown in the improvement portion of the chart represent the total value for land and improvements.